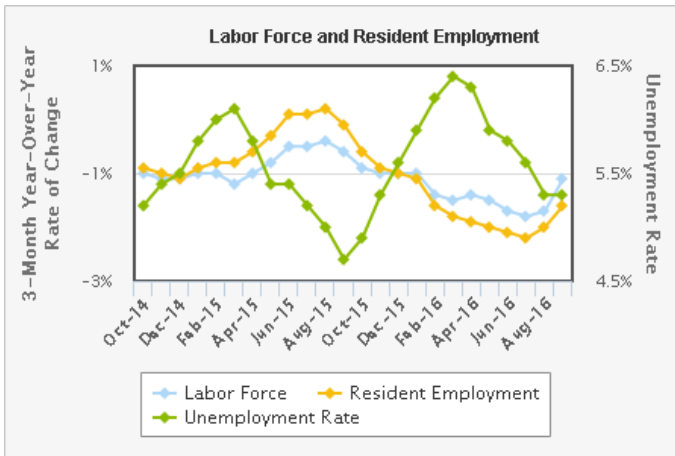
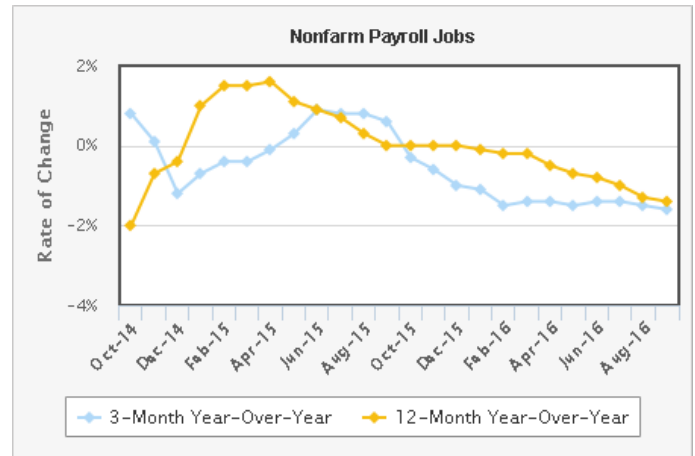


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	<u>3-Month Average</u>			<u>3-Month Year-Over-Year Change</u>			
	September	September	September	September 2014		September 2015	
	2014	2015	2016	Number	Percent	Number	Percent
Labor Force	47,109	46,836	46,337	-273	-0.6	-499	-1.1
Resident Employment	44,648	44,621	43,893	-27	-0.1	-728	-1.6
Unemployment Rate (%)	5.2	4.7	5.3	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	39,867	40,100	39,467	233	0.6	-633	-1.6

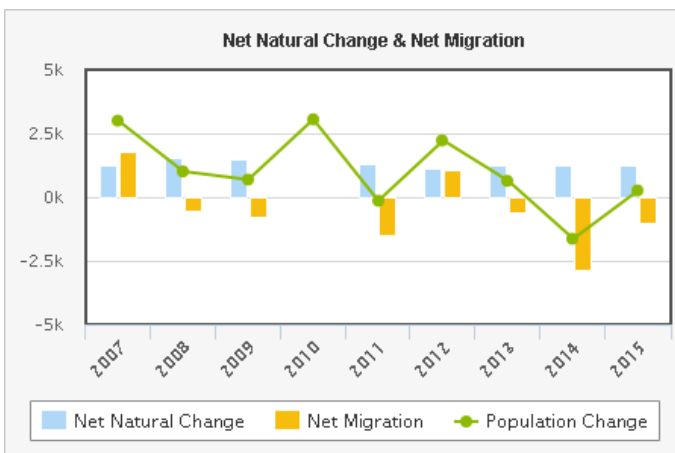
Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

		Decennial Census			ACS & Population Estimates Program						
	April	April	Average Annual Change		July	July	July				
	2000	2010	2000 to 2010		2013	2014	2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	82,840	97,581	1,474	1.7	101,007	99,371	99,631	-1,636	-1.6	260	0.3
Households	29,777	36,441	666	2	34,056	35,692	35,475	1,636	4.8	-217	-0.6

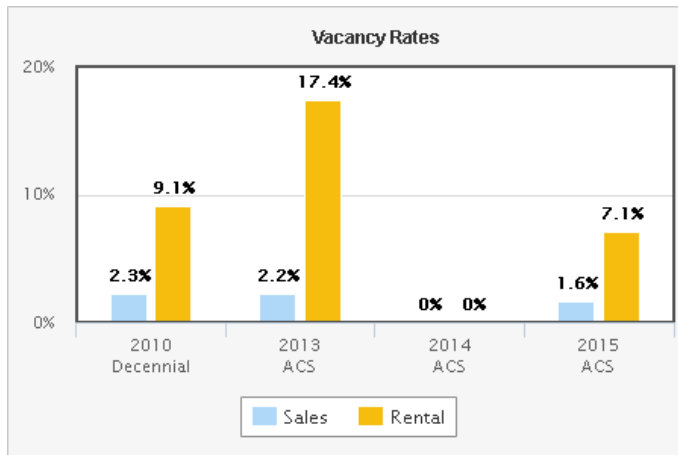
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

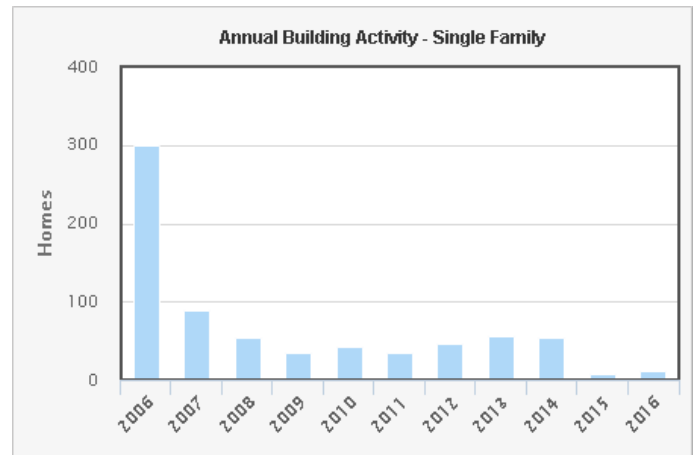


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

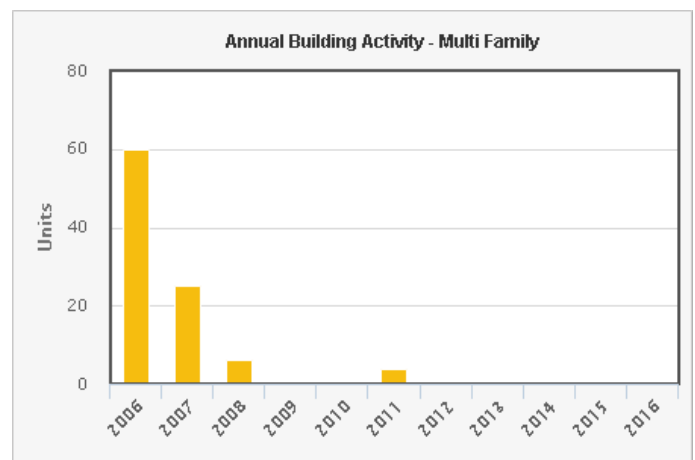


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	41,783	41,606	41,690	41,627
Occupied	36,441	34,056	35,692	35,475
Owners	21,410	20,807	20,183	20,287
% Owners	58.8	61.1	56.5	57.2
Renters	15,031	13,249	15,509	15,188
% Renters	41.2	38.9	43.5	42.8
Total Vacant	5,342	7,550	5,998	6,152
Available for Sale	509	476	n/a	324
Available for Rent	1,502	2,782	n/a	1,162
Other Vacant	3,331	4,292	n/a	4,666

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016